

**CALENDAR ITEM**

**C77**

A 72

S 34

02/20/15  
PRC 3164.1  
D. Simpkin

**REVISION OF RENT**

**LESSEE:**

Donald G. Goodwin

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in Huntington Harbour, adjacent to 16492 Somerset Lane, city of Huntington Beach, Orange County.

**AUTHORIZED USE:**

The continued use and maintenance of an existing boat dock, access ramp, cantilevered deck extending no more than five feet waterward of the bulkhead and repair of an existing bulkhead.

**LEASE TERM:**

10 years, beginning June 28, 2010.

**CONSIDERATION:**

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease and recommends that rent be revised from \$1,103 per year to \$1,323 per year, effective June 28, 2015.

**OTHER PERTINENT INFORMATION:**

1. On June 28, 2010, the Commission authorized a General Lease – Recreational and Protective Structure Use to Donald G. Goodwin for the continued use and maintenance of a boat dock, access ramp, cantilevered deck and for repairs to an existing bulkhead. The lease will expire on June 27, 2020.
2. This authorization is for a revision of rent only. Staff conducted the rent review called for in the Lease and recommends that the annual rent be increased.
3. The staff recommends that the Commission find that the subject revision

CALENDAR ITEM NO. **C77** (CONT'D)

of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 3164.1 from \$1,103 per year to \$1,323 per year, effective June 28, 2015.

NO SCALE

## SITE

State of California Channel

LEASE AREA

PIERHEAD LINE

RAMP

DOCK

CANTILEVERED DECK

PROPOSED BULKHEAD  
REPAIR 6' MAX FROM  
BULKHEAD FOOTING

BULKHEAD LINE

APN 178-411-11

16492 SOMERSET LANE, HUNTINGTON BEACH

NO SCALE

## LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

## Exhibit A

PRC 3164.1  
GOODWIN  
APN 178-411-11  
GENERAL LEASE  
RECREATIONAL & PROTECTIVE  
STRUCTURE USE  
ORANGE COUNTY



DJF 01/14/2015